

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22091

Property Information

property address: 208 N TEXAS AVE

legal description: CITY OF BRYAN, BLOCK 27, LOT 10

owner name/address: NEELY, LESTER

PO BOX 1594

LA GRANDE, OR 97850-6594

full business name: Shining Star Auto Detailing Hand Wash & Wax

land use category: Comm. Retail

type of business: Car Wash

current zoning: DT-C

occupancy status:

lot area (square feet): 5750

frontage along Texas Avenue (feet): 115

lot depth (feet): 50

sq. footage of building: 1679

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards N/A

2 N/A in DT-C

Improvements

# of buildings: 1 building height (feet): 14 # of stories: 1

type of buildings (specify): Concrete

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☒ yes ☐ no (specify) Wood fence enclosure  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: Plastic

overall condition (specify): dingy sign (faded)

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

# of available off-street spaces: 7

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 16

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: Good

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 2 curb types: ☒ standard curbs ☐ curb ramps <sup>large</sup> curb cut closure(s) suggested? ☒ yes ☐ no  
if yes, which ones: middle front closest to 24<sup>th</sup> St.

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: 1 tiny bush; room in corner

**Outside Storage**

☒ yes ☐ no (specify) Metal Drums  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: <sup>n/a</sup> ☐ yes ☒ no

**Other Comments:**